Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Gerald A. Burkett, et ux 175 Jacksonian Drive Hermitage, TN 37076	SunTrust Mortgage, Inc. 201 4th Ave N, 7th Floor Nashville TN 37219 Attn: Tax Dept.	Map 74-12 Parcel 10.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 08/15/05 11:52 2 pgs
Fees:13.00 Taxes:510.60

20050815-0096247

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Jose M. Quintana, II, individually and as Executor of the Estate of Lilia S. Quintana** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Gerald A. Burkett and wife, Carolyn H. Burkett** (collectively known as the "Grantee"), and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 757 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lilia S. Quintana by Deed from James McKinley Griggs and wife, Opal A. Griggs of record in Book 8454, page 353, Register's Office for Davidson County, Tennessee. The said Lilia S. Quintana having since died, leaving Jose M. Quintana, II as sole heir under her Last Will and Testament.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; any and all existing easements and restrictions of record; the plan of record in Book 3300, Page 62, Register's Office for Davidson County, Tennessee; any and all zoning regulations, building restrictions and setback lines, if any, and easements and right-of-way for public utilities.

This is improved property, known as 175 Jacksonian Drive Hermitage, TN 37076.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

EXECUTED this 12th day of August, 2005.

Jose M. Quintana, II, Individually

Jose M. Quintana, II as Executor of
The Estate of Lilia S. Quintana

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jose M. Quintana, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, TN this 12th day of August, 2005.

Notary Public

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires:
3-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Jose M. Quintana, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executor of The Estate of Lilia S. Quintana, the within named bargainor, and that as such Executor of The Estate of Lilia S. Quintana, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, TN this the 12th day of August, 2005.

Notary Public

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires:
3-21-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 3-21-09

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Master:\Master\WarrantyDeed